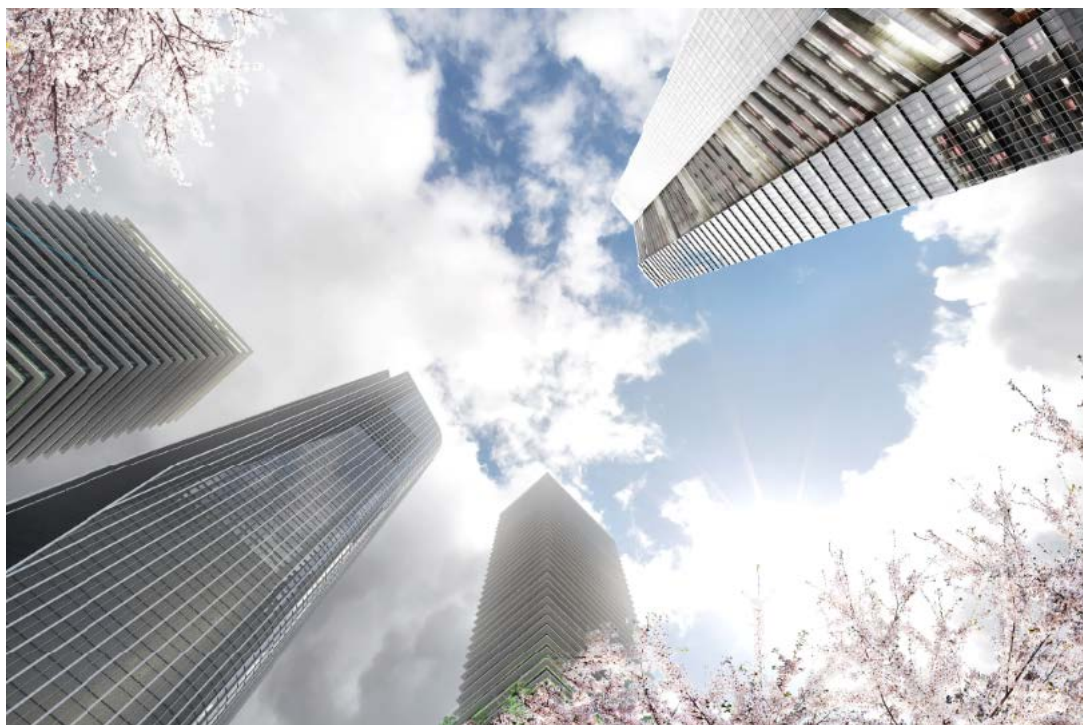


# Toranomon Hills

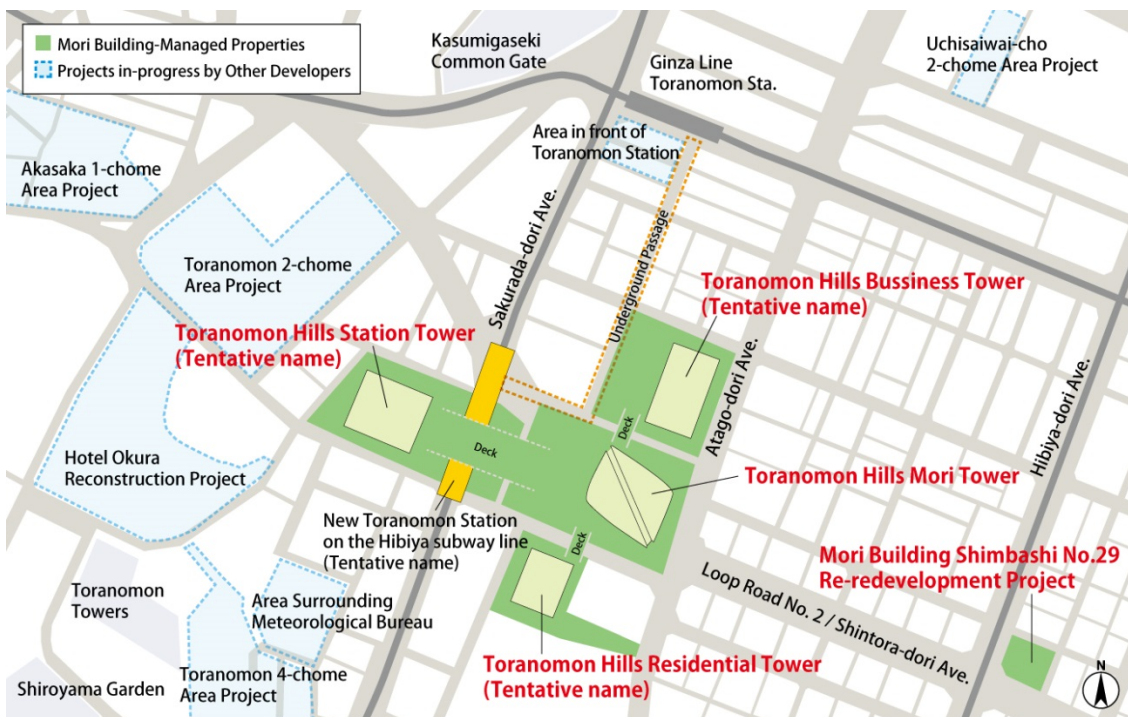
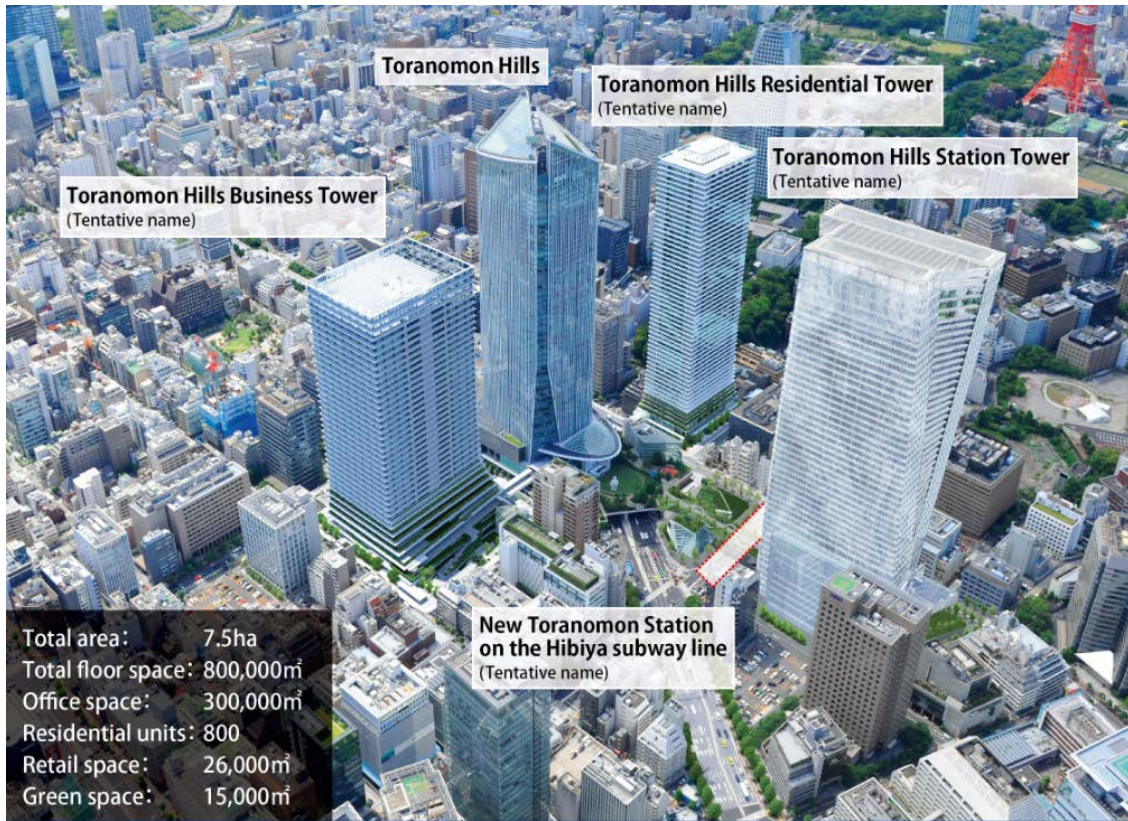
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## ■ A Full Picture Of Toranomon Hills

Upon the completion of three new high-rise towers, Toranomon Hills complex will be expanded to about 7.5 ha of total area and 800,000 m<sup>2</sup> of total floor space. The complex will accommodate about 300,000 m<sup>2</sup> of office space, about 800 residential units, 26,000 m<sup>2</sup> retail area, 350 hotel rooms and about 15,000 m<sup>2</sup> of green space. Integrated with road and railroad transportation infrastructures, Toranomon Hills complex will evolve as a new global business hub with an impact similar to that of Roppongi Hills. All the projects of Toranomon Hills are designated as “planned projects” within the National Strategic Economic Zone, and are expected to transform the Toranomon area with unprecedented speed and scale.



## ■ Toranomon Hills

### Private-public urban regeneration model project

The Toranomon Hills is a mixed-use high-rise tower utilizing a multi-level road system that enables the integration of road construction with property development directly above. The tower was inaugurated in June 2014 as a project emblematic of public-private urban redevelopment, forming an integral part of the construction of Loop Road No. 2 in conjunction with the Tokyo Metropolitan Government's Urban Redevelopment project.

#### ■ Overview

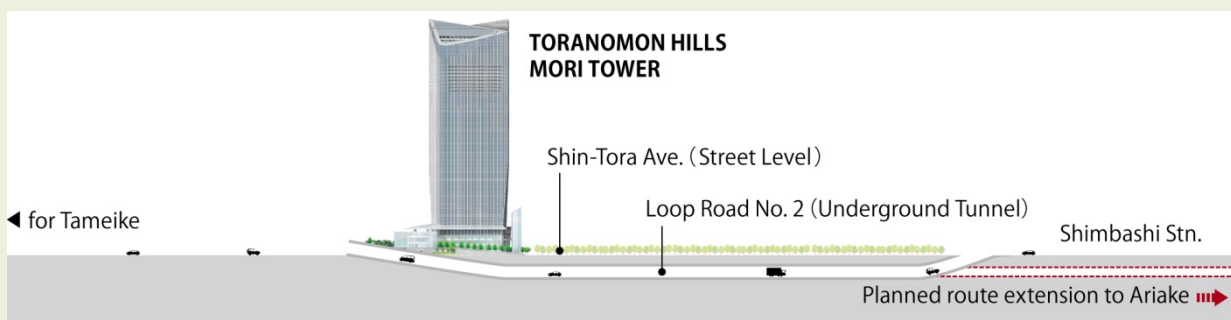
- Address: 23-1 to 4, Toranomon 1-chome, Minato-ku, Tokyo
- Site area: 17,069m<sup>2</sup>
- Building footprint: 9,391m<sup>2</sup>
- Total floor space: 244,360m<sup>2</sup>
- Number of floors: 5 underground, 52 above ground, one roof level
- Building usage: Offices, residences, hotel, retails, conference facilities, parking
- Building height: 247 meters above ground
- Construction: Steel framed structure (Partially SRC, RC)
- Project executor: Tokyo Metropolitan Government
- Designated constructor: Mori Building Co., Ltd.,
- Architect: Nihon Sekkei, Inc.
- Contractor: Obayashi Corporation
- Start of construction: April 1, 2011
- Completion of construction: May 29, 2014
- Opening: June 11, 2014



### Loop Road No.2 and the Multi-Level Road System

#### Integrated development of roads and surrounding area

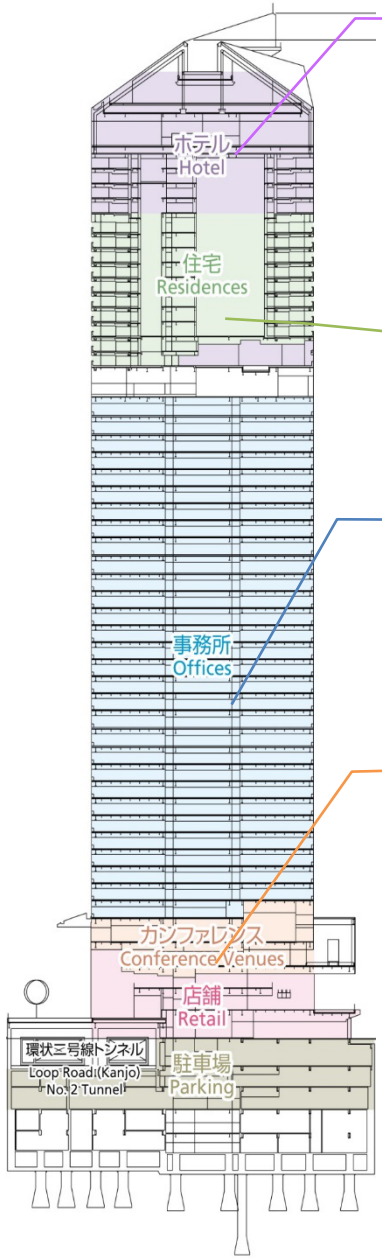
The Multi-Level Road System derives from regulations established in 1989 that allow the integration of road construction with the development of buildings directly above and below, thereby promoting the efficient use of land space. The initial plan to construct the Shimbashi-Kanda Sakumacho stretch of Loop Road No.2 was devised in 1946; however, actual construction in the Shimbashi-Toranomon area did not commence for several decades. Upon the approval of the Multi-Level Road system in 1989, the plan was revived as a project to construct a road integrated with buildings. The Shimbashi/Toranomon stretch of Loop Road No.2 was completed in 2014 in conjunction with the construction of Toranomon Hills.



# Toranomon Hills

## Toranomon Hills - a catalyst for change in the two years since its opening

In the two years since its opening, Toranomon Hills has acted as a catalyst for change, greatly contributing to the creation of a new international hub for business and culture in the Toranomon area.



### Hotel

- Japan's first Andaz hotel, the Andaz Tokyo, an innovative five-star hotel with 164 guest rooms
- Occupancy rate is typically around 85%; room rates remain high
- The majority of guests are foreign tourists
- The banquet halls have hosted various events including fashion and luxury brand parties, as well as press events for new products



### Residences

- 172 high-class residential apartments boasting unrivaled views and access to hotel services
- Condominiums sold out by the time construction was completed
- Occupancy rate of leasable apartments remains over 90%



### Office

- High specification offices with a broad floor plate of approximately 3,400 m<sup>2</sup> per floor
- Almost full occupancy of the approximately 100,000 m<sup>2</sup> rentable floor area
- Foreign companies occupy the majority of the area being rented out
- Working population is approximately 10,000



### Conferences

- Toranomon Hills Forum is one of the area's largest international-standard conference facilities
- Total area of the facility: approximately 3,300 m<sup>2</sup>
- Has hosted more than eight hundred business events including international conferences, with a total of roughly 235,000 visitors



### Greenery and open space

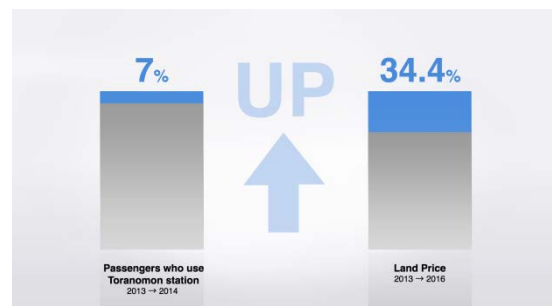
- A green-rich oval open space of approximately 6,000 m<sup>2</sup> has been established in the property, and has hosted various events.



## Ripple effect in surrounding areas

The number of passengers who use Toranomon station on the Ginza line has increased about 7% since the opening of The Toranomon Hills Mori Tower.

Land prices in the Toranomon area have risen by about 34%



Sources: Passenger numbers quoted from Tokyo Metro Web site. Land prices quoted from "List Of Publicly Announced Land Prices" by the Construction and Transport Ministry as of January 2016.

## ■ Toranomom Hills Business Tower (tentative name)

### An international-standard, large-scale office building with an innovation center

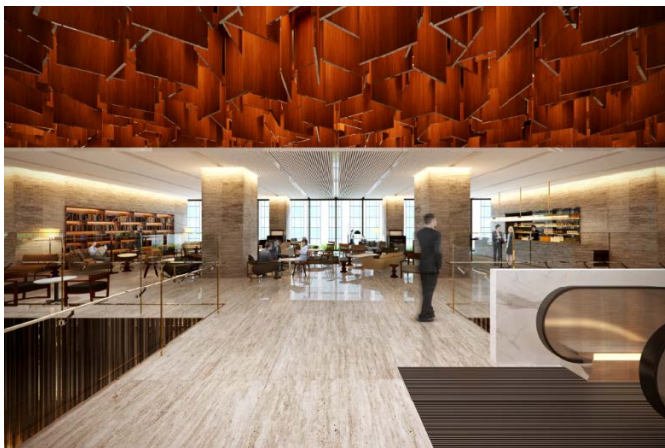
Toranomom Hills Business Tower is a 36-story office tower, featuring international-standard, large-scale office space of approximately 94,000 m<sup>2</sup>, and retail facility space of approximately 6,300 m<sup>2</sup>. The tower is directly connected to the new Toranomom Station (tentative name) of the Hibiya subway line as well as the existing Toranomom station. A bus terminal of approximately 1,000 m<sup>2</sup> is planned to be established on the first floor to function as a “Gateway to Tokyo” via various bus lines including the BRT (Bus Rapid Transit) connecting city center and waterfront areas, and via airport limousine buses. At the 2020 Tokyo Olympics and Paralympics, the bus terminal will serve as a transportation center for athletes and spectators, connecting to athletes’ villages in the Harumi area as well as to all of the stadiums and arenas in the city center and waterfront area.



Exterior view of lower layers



Exterior view



Innovation center

An innovation center of approximately 3,000 m<sup>2</sup> is planned for the fourth floor, serving as a center of exchange between large companies and new ventures. The center aims to support the creation of new businesses by providing a salon where entrepreneurs and executives of large companies can get together, as well as event spaces to foster innovation.

#### ■ Timeline

- June 2015: The Toranomom area authorized as a National Strategic Economic Zone
- July 2015: City Planning approved
- FY 2016: Construction scheduled to commence
- FY 2019: Planned completion

#### ■ Overview

- Name: Toranomom 1-chome Type 1 City Redevelopment Project (A-1 Zone)
- Address: Toranomom 1 chome, Minato-ku
- Site area: Approx. 10,100 m<sup>2</sup>
- Total floor space: Approx. 173,000 m<sup>2</sup>
- Floor-area ratio: 1,450%
- Height: Approx. 185 meters above ground
- Floor number: 3 floors underground, 36 floors above ground
- Construction: Steel framed structure (Partially SRC, RC)
- Building usage : Offices, retails, business support facilities, parking
- Project executor: Toranomom 1-chome District Urban Redevelopment Association
- Architect: Mori Building Co., Ltd.
- Designers: Ingenhoven Architects (exterior), Wonderwall (interior), and others



Bus terminal

※Photos above are all images

## ■ Toranomon Hills Residential Tower (tentative name)

### The most luxurious offering of MORI LIVING

The 56-story Residential Tower will provide approximately 600 international-standard residences. The Residential Tower will be the most luxurious offering of MORI LIVING, a luxury housing brand of Mori Building, which will have its sixth Hills SPA on the property.



Exterior



Lower levels of the Residential Tower



Premium Residence living room



Serviced Apartment bedroom

### ■ Timeline

- September 2015: The Toranomon area authorized as a National Strategic Economic Zone
- September 2015: City Planning approved
- FY 2016: Construction scheduled to commence
- FY 2019: Planned completion

### ■ Overview

- Name: Atago Mountain Neighborhood Area Development Project (I area)
- Address: Atago 1 chome, Minatoku and a part of Toranomon 3 chome
- Site area: Approx. 6,530 m<sup>2</sup>
- Total floor space: Approx. 122,000 m<sup>2</sup>
- Floor-area ratio: 1,200%
- Building height: Approx. 220 meters above ground
- Floor number: 4 floors underground, 56 floors above ground
- Construction: Reinforced concrete structure
- Building usage: Residences, retails, parenting support facilities, SPA and others
- Project executor: Mori Building Co., Ltd.
- Designers: Ingenhoven Architects (exterior), Tony Chi & Associates, and others (Interior)



Hills SPA

※Photos above are all images

## ■ Toranomom Hills Station Tower (tentative name)

### Development project integrating tower and subway station

Toranomom Hills Station Tower will be a model city regeneration project, developed integrally with the new Toranomom Station on the Tokyo Metro Hibiya subway line. The tower will be mixed-use, offering similar-sized offices and hotel units as the existing Toranomom Hills. The exchange space at the top floor will serve as a communication hub for new business and innovation, and will be open to large-sized companies, ventures, entrepreneurs and the general public. The project is in progress, led : Toranomom 1 chome & 2 chome Redevelopment Project preparation committee.



Station square



Exchange space at the top floor



Lower layers of the Station Tower

#### ■ Timeline

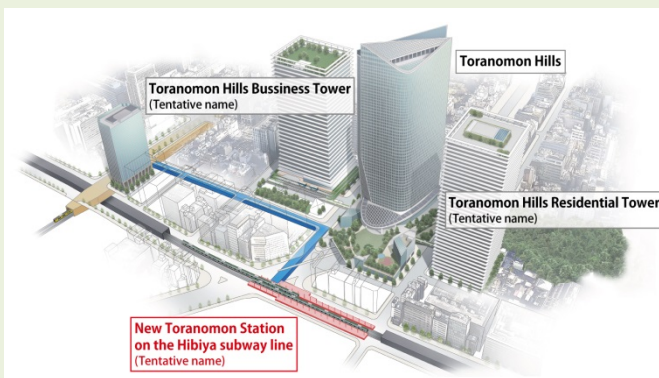
- February 2016: The preparation committee established
- FY 2022: Planned completion

#### ■ Overview

- Name: Toranomom 1 chome & 2 chome Redevelopment Project
- Address: Toranomom 1 chome and part of 2 chome, Minato-ku

### New Toranomom Station (tentative name) on the Tokyo Metro Hibiya subway line

The new Toranomom Station (tentative name) had its groundbreaking ceremony on February 8, 2016. It is planned to start services before the 2020 Tokyo Olympics and Paralympics Games and to complete final construction in 2022. The new station will have two platforms serving two tracks, and will be located around the intersection of National Route 1 and Loop Road No. 2 between Kasumigaseki and Kamiyacho stations of the Hibiya subway line. It will be the Tokyo Metro's first new station in approximately twenty years, and the Hibiya line's first in 56 years, following the opening of Ginza station and Hibiya station in 1964.



- Primary contractor: Urban Renaissance Agency, Independent Administrative Agency
- Architect and construction: Tokyo Metro Co., Ltd. (commissioned by Urban Renaissance Agency)
- Project schedule:
  - February 2016: Construction commenced
  - 2020: Services planned to commence
  - 2022: Planned completion of final construction
- Project expense: Approx. 17 billion yen (until the start of service)
- Construction area: Between Kasumigaseki and Kamiyacho stations on the Tokyo Metro Hibiya subway line

Source: : Urban Renaissance Agency ,Tokyo Metro

## Architects and designers

### Designed by world famous architects and interior designers

Collaborative architectural work and interior design by world-class architects and designers make Toranomon Hills complex a new landmark.

#### Christoph Ingenhoven (Ingenhoven Architects)



Architect Christoph Ingenhoven, from Germany, was appointed to lead the exterior design of Toranomon Hills Business Tower (tentative name) and Toranomon Hills Residential Tower (tentative name). His integrated design brings harmony and ensures its visibility as a landmark.

Major works: Stuttgart Main Station (Stuttgart), HDI-Gerling (Hanover), Marina One (Singapore), etc.

Business Tower

Residential Tower



#### Shohei Shigematsu and Rem Koolhaas (OMA)



The exterior of Toranomon Hills Station Tower (tentative name) was designed by OMA principal Shohei Shigematsu in collaboration with founding principal Rem Koolhaas. It will be the OMA's first project in Tokyo.

Major works: CCTV Headquarters Building (Beijing), Seattle Central Library (Seattle), Milstein Hall at Cornell University (Ithaca), etc.

Station Tower



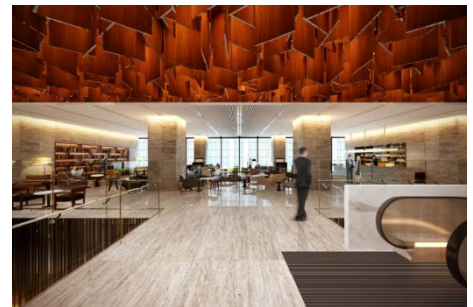
#### Masamichi Katayama (Wonderwall)



Masamichi Katayama of Wonderwall, who is active internationally, was appointed to lead the interior design of retail facilities of Toranomon Hills Business Tower (tentative name).

Major works: Intersect by Lexus (Dubai), Pass the Baton (Kyoto), UNIQLO (New York), etc.

Business Tower



Wonderwall®

Masamichi Katayama/Wonderwall® photo: Yoshiaki Tsutsui

#### Tony Chi (Tony Chi & Associates)



Tony Chi was appointed to lead the interior design of Toranomon Hills Residential Tower (tentative name). Tony is committed to creating sophisticated design spaces.

Major works: Grand Hyatt Tokyo, Andaz Tokyo, Park Hyatt Shanghai, Rosewood London, Intercontinental Geneva, etc.

Residential Tower



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※Photos above are all images



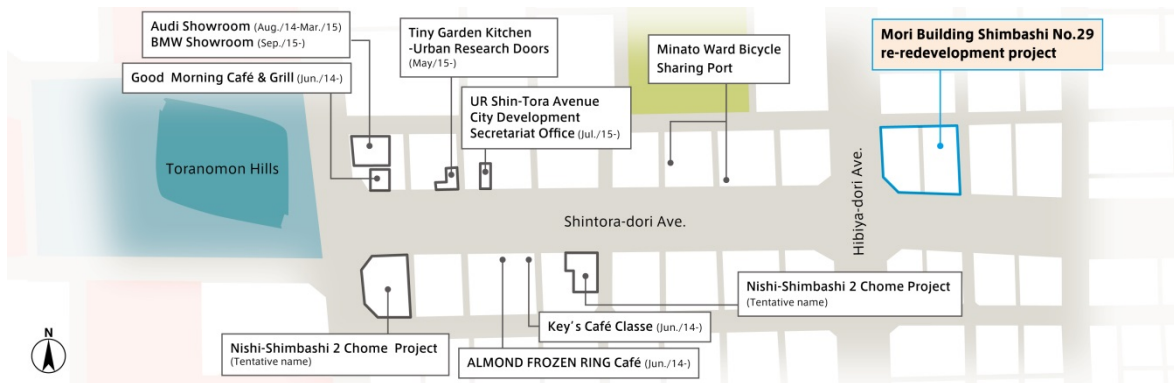
## ■ Shin-Tora Avenue Project

### Revitalization starts at Shin-Tora Avenue

The re-redevelopment project of Mori Building Shimbashi No. 29 is now in progress in the area around Shin-Tora Avenue. The project will appeal to sectors that were less interested in the area beforehand, such as new ventures, media and creative industries, through the provision of small-scale ‘incubation offices’ and event spaces. The redevelopment project alongside Shin-Tora Avenue requires minimum site area, so the project may include integration of neighborhood site areas or reorganization of city blocks. Mori Building is promoting this project as a street-side model redevelopment project.



- Address: 1 Shimbashi 4-chome, Minato-ku, Tokyo
- Site area: Approx. 1,500 m<sup>2</sup>
- Total floor space: Approx. 17,500 m<sup>2</sup>
- Floor-area ratio: 1,000%
- Building footprint: Approx. 1,300 m<sup>2</sup>
- Building height: Approx. 75 meters above ground
- Floor number: 1 floors underground, 15 floors above ground
- Construction: Steel-framed structure (Partially SRC)
- Building usage: Offices, retails and others
- Project executor: Mori Building Co., Ltd., Obayashi –Shinseiwa Real Estate Co., Ltd.
- Contractor and Architect: Obayashi Corporation
- Planned construction start: July 2016
- Planned completion: September 2018



### Active Management of the Shin-Tora Avenue area

Shin-Tora Avenue was streamlined and integrated with the existing Toranomom Hills. Various projects have been planned and implemented in the surrounding area, such as its designation as a redevelopment district under a local bylaw promoting the development of fashionable street sights in Tokyo. The area is also designated as part of the Tokyo Champs Elysees Project, which aims to encourage people to fill the streets and utilize local areas.

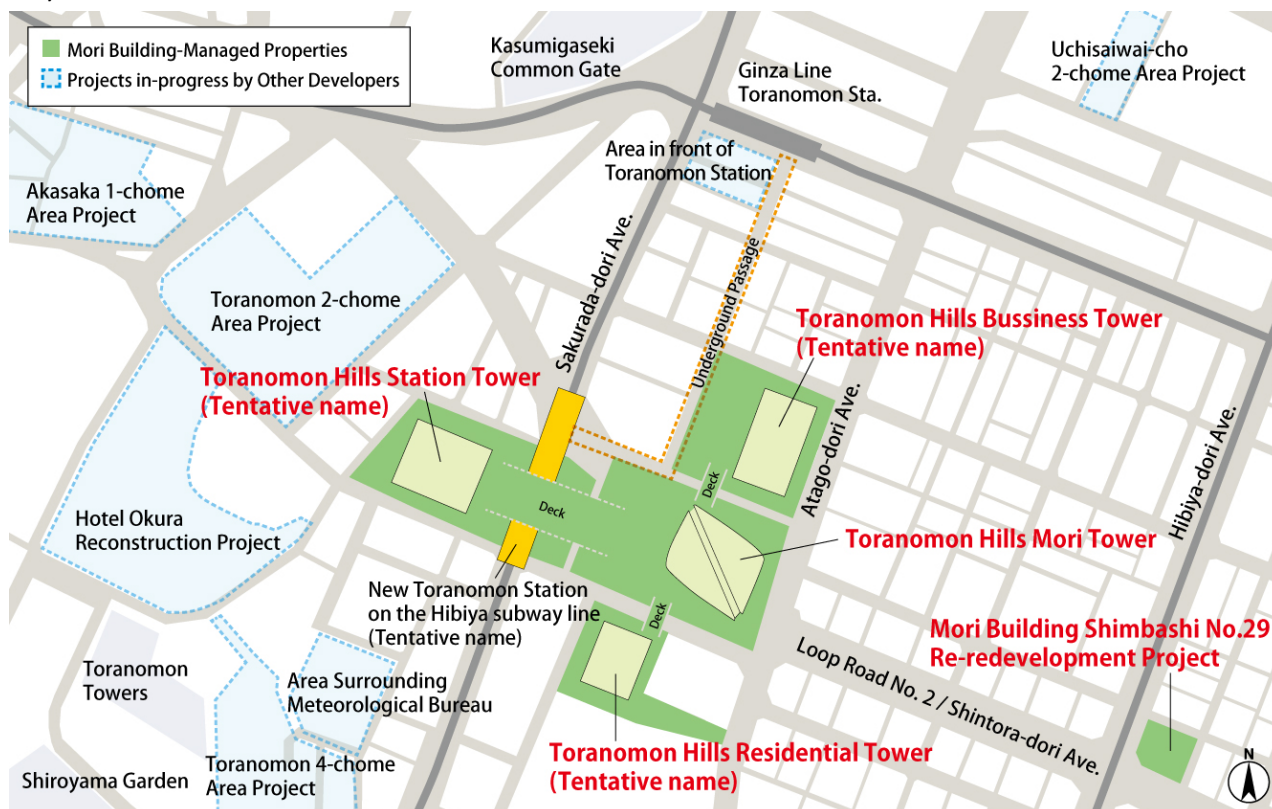
In October 2015, the Shin-Tora Avenue Area Management Association was established by eight parties, including companies developing businesses along the street, with the aim of creating an atmosphere of prosperity along Shin-Tora Avenue. The association has already started formulating a vision for the area, as well as planning specific future activities such as street festivals, and aims to make it Japan’s representative main street, much like the Champs Elysees symbolizes Paris.



Area along Shin-Tora Avenue after completion of construction (image)

## Appendix1: Transformation Taking Place in the Toranomon Area

Designated as a National Strategic Economic Zone, and by using the Tokyo 2020 Olympic and Paralympic Games as a key turning point, the Toranomon area is now recreating itself via a number of large-scale redevelopment projects. In addition to Toranomon Hills, these include reconstruction of the main building of Hotel Okura Tokyo, a redevelopment project of Toranomon 2-chome district including Toranomon Hospital and construction of the Toranomon Trust City World Gate. New transportation infrastructures will also be in place, including the whole line of Loop Road No.2, which will become available by Dec. 2016, a new Toranomon station on the Hibiya Line, and a new Bus Rapid Transit (BRT) station. Offering not only offices but also hotels, residences, medical facilities and public transportation, Toranomon area is evolving into a new international hub connecting the city center of Tokyo to the world.



FY 2017	Construction of Akasaka Intercity AIR scheduled to complete
FY 2018	Mori Building Shimbashi No. 29 redevelopment project scheduled to complete
	Construction of Shin-Toranomon Hospital scheduled to complete
	Construction of Toranomon Hills Business Tower (tentative name) scheduled to complete
	Construction of Toranomon Hills Residential Tower (tentative name) scheduled to complete
FY 2019	Reconstruction of the Hotel Okura Main Building scheduled to complete
	Construction of the Toranomon Trust City World Gate project scheduled to complete
	Category 1 urban redevelopment project of area in front of Toranomon station scheduled to complete
	BRT is scheduled to start operation
FY 2020	New Toranomon Station on the Hibiya subway line scheduled to start partial service Tokyo 2020 Olympic and Paralympic Games to be held
FY 2022	Construction of Toranomon Hills Station Tower (tentative name) scheduled to complete

## Appendix 1: Transformation Taking Place in the Toranomon Area

Until recently, the Toranomon area was experiencing declining prosperity. Owing to a lack of redevelopment projects, small-sized buildings remained closely packed together and many of the buildings were ageing. However, the opening of Toranomon Hills in 2014 acted as a catalyst sparking the redevelopment of the Toranomon area. As a result of a number of redevelopment projects currently in progress around the existing Toranomon Hills, the Toranomon area has begun to rapidly evolve into an international urban center.



Toranomon area in 2007



Toranomon area in 2014

### Rapidly increasing office volume



Source: Mori Building

The total area of new office space developed in the Toranomon area over the past 30 years was approximately 750,400 m<sup>2</sup>. However, the amount of new office space being created over just the next decade is expected to be 754,000 m<sup>2</sup>. Mori Building will own about 50% of such space.

NOTE: Includes office buildings with more than 10,000 m<sup>2</sup> of space, excluding buildings utilized by the Mori company itself

### Increasing number of residences

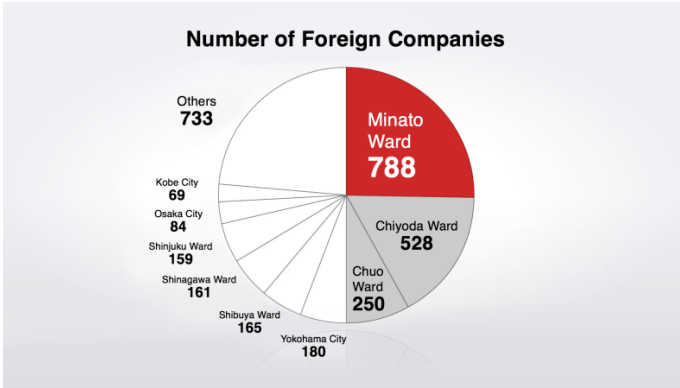
The number of residences is another characteristic of the Toranomon area. There are already roughly 4,000 high-end residences in the area, and it is planned to supply an additional 3,000. A large supply of high-end residential units is a key factor in attracting global players.

NOTE: "High-end residences" include houses and lots with a value averaging 13 million yen per sq meter, plus leased residential units with a monthly rent of more than 300,000 yen or a floor area of more than 100 sq meters .

## Appendix 2: Minato Ward Potential

Even compared with other key central Tokyo districts such as Chuo Ward and Chiyoda Ward, Minato Ward (where Toranomon is located) has the potential to secure a leading position in the competition among international cities.

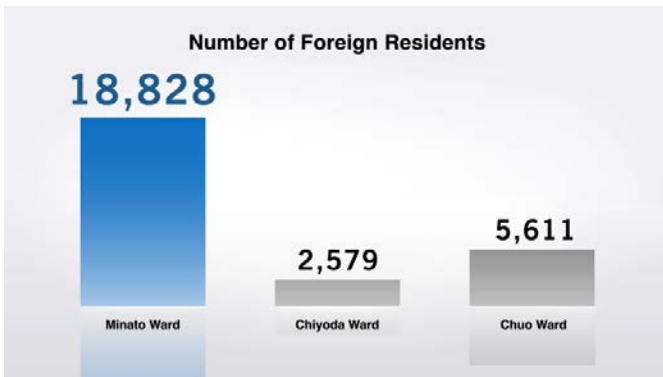
### 25% of foreign companies in Japan located in Minato Ward



There are roughly 3,000 foreign companies in Japan, of which around one quarter are located in Minato Ward.

Source: "A Comprehensive List Of Foreign Companies In 2015" by Toyo Keizai (The total number of companies is 3,117)

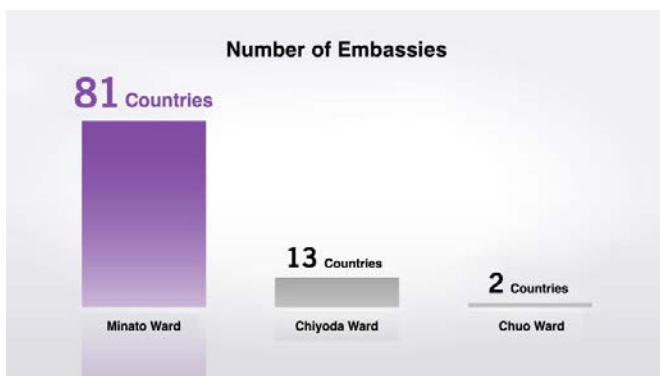
### Significant number of foreign residents



In addition to foreign companies, Minato Ward has a significant number of foreign residents - approximately 19,000 (the total residential population of Minato Ward is 244,678).

Source: Websites of each ward

### Over a half of foreign embassies in Japan located in Minato Ward



There are 153 foreign embassies in Japan, more than half of which are located in Minato Ward.

Source: "A List Of Foreign Embassies In Japan" by the Ministry of Foreign Affairs (as of July, 2013)

## Appendix 2: Minato Ward Potential

### The largest number of hotel rooms in central Tokyo



Source: HITS, a hotel information search system, as of August 2015

Minato Ward offers 22,632 hotel rooms, including those of five-star hotels such as Andaz Tokyo. This number exceeds that of other major central Tokyo Wards.

### Green-rich environment with wide park area



Source : Tokyo Bureau of Construction "Whitepaper on Parks" as of April 1, 2015

Compared to other Wards, Minato Ward is a richly green environment, offering 1.4 million square meters of park area (excluding national parks).

### A number of Michelin-starred restaurant on a par with Paris



Source : Michelin Guide Tokyo 2016

Even in Tokyo, the city with the world's largest number of Michelin-starred restaurants, Minato Ward stands out above the rest. One third of Tokyo's Michelin-starred restaurants, 85 out of a total 217, are located in Minato Ward. This number exceeds that of New York and London and is on par with Paris.